

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Carport Regulations – Mutual Three****A. Carport Storage and Maintenance**

1. It is the responsibility of every shareholder to maintain the carport floor that the shareholder has been assigned. The shareholder must assure that, at all times, the carport floor remains in a clean and dry condition. Various grease and other contaminants from vehicles may be dried and contained by, among other things, sprinkling kitty litter, which must then be swept up.
2. Cabinet doors must remain closed at all times.
3. Any items, personal effects, belongings, chattels, or materials (“Personal Property”) that a shareholder wishes to store in the carport, must be contained completely within the carport cabinets in a manner which allows the cabinets to be closed and locked, except as stated in Section A, Paragraph 5.
4. The storage of fuel oil or any combustible material in the carport areas is strictly prohibited. Even though the two wooden raised cabinets are intended for locked storage, you may not store any fuel oil or combustible material of any kind in those cabinets, at any time. Fire or combustion could damage your belongs and your neighbors’ belongings, and increase your liability.
5. The following four items are the only items for Personal Property that are permitted to be stored in carports outside of the cabinets (these items must be stored on the raised platform under the cabinet): (1) ladder (length not to exceed seven (7) feet, and which must be hung on or against the wall under the storage cabinet); (2) step stool; (3) two or three-wheeled bicycle; and (4) collapsible grocery cart. Even in the absence of a vehicle, the carport floor space may not be used to store any Personal Property, whether free-standing or in any type of container, except as specifically provided herein.
6. If a violation of this policy is found, then Mutual Three (3) will send thirty (30) day notice to the shareholder via First Class and Certified Mail. If the shareholder does not correct the violation, then Mutual Three (3) may remove the offending Personal Property at the shareholder’s expense. The Personal Property will be stored for up to ninety (90) calendar days at the shareholder’s expense. The shareholder may demand return of the Personal Property during this period, after expiration of which the same will be discarded. If there is any subsequent violation of this policy within one (1) year of the expiration of a ten (10) day notice, the Mutual will send a letter, via First Class and Certified Mail, providing the shareholder with ten (10) days to correct the subsequent violation. Failure to comply may result in removal, storage, or disposal of the offending Personal Property, as described in this paragraph.

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1. Your assigned carport floor is for parking of your self-propelled, land vehicle, in operating condition only.
2. When parked in the carports, all vehicles must be parked front end in.
3. The rear end of all vehicles must not extend beyond the drip line of the carport roof.
4. A motorcycle, three (3) wheeled vehicle, or an electric cart may occupy your carport car space in the absence of a car, but not in addition to a car.
5. All motor vehicles, golf cars, and gas or electric carts must have current DMV registration, current license plate tags, and proper insurance as mandated by the State of California.
6. All vehicles parked in any Mutual Three (3) carports must display a proper decal or label, as may be issued by Mutual Three (3), the Security Department, or other department within Leisure World Seal Beach. Notwithstanding the foregoing, the carport assignee may allow temporary, short-term parking of a vehicle used by a guest if a "Temporary Parking" form is approved by Mutual Three (3) and posted on the dashboard of the guest vehicle.
7. No boats or trailers of any size or kind may be parked in the carport at any time. No vehicles, including, without limitation, motorcycles, mopeds, electric, carts, golf cars, bicycles and tricycles, may be parked between self-propelled land vehicles in adjacent carport spaces at any time
8. Any vehicle in non-compliance with the rules in this Section B shall be subject to towing at the owner's expense pursuant to the Mutual Three (3) Towing Policy 7582.3.

C. Carport Power and Electric Carts/Golf Cars

1. In order to receive permission to install a charging pad adjacent to the requesting-shareholder's apartment, the shareholder must submit plans to the Golden Rain Foundation ("GRF") Physical Property Department. The shareholder shall not install any charging pad until written approval is provided by GRF and Mutual Three (3), and all required permits are obtained. The charging pad must be removed, and the turf replaced, if any, at the shareholder's sole cost and expense, upon the sale or transfer of the shareholder's share of stock. All costs associated with the submission of plans and installation, maintenance, and removal of the charging pad, and any damages caused by the same, are the shareholder's sole responsibility.

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Carport Regulations – Mutual Three**

2. Electric carts/golf cars may not be parked on a walkway or turf area while being charged. Electric charging cords may not be placed on or across any walkway at any time. Electric carts/golf cars may not be parked in such a way as to interfere with the entry into or the exit from an apartment or impede pedestrian or vehicle access to any apartment or facility in any manner.
3. No carport electrical outlets are allowed.

D. Carport Assignments

1. Carport assignments are controlled by Mutual Three (3). A record of assignments is kept in the GRF Stock Transfer Office.
2. A “Request for Temporary Rental/Use of Carport Space and/or Storage Cabinet Space” form may be obtained in the Stock Transfer Office, and must be signed by both parties and approved by Mutual Three (3) before renting or loaning your carport space to a Mutual Three (3) shareholder. Rental to someone other than Mutual Three (3) shareholder is not allowed under any circumstances. Signed forms must be submitted to the Stock Transfer Office and Mutual Three (3).
3. A request for carport re-assignment, if approved, is only temporary and valid only so long as both participating parties agree to the temporary change. Either party may withdraw from the agreement at any time, provided the Mutual Three (3) Board of Directors is notified by either party, in writing. Mutual Three retains, at all times, the authority to revoke and cancel this temporary change of carport assignment, at its sole discretion. The temporary re-assignment of carport spaces will automatically expire, without exception, in the event of a sale of the stock representing either apartment.

E. General

1. Any damages sustained to the carport or to any vehicles or other Personal Property located therein, are the sole responsibility of the assigned shareholder.
2. Mutual Three (3) encourages carport use, and recommends each shareholder attempt to obtain carport space for each vehicle they operate.

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Carport Regulations – Mutual Three****F. Additional Storage Cabinets**

1. Shareholders are permitted to have a cabinet built directly beneath the existing cabinet in the carport under the following conditions:
 - a. Before any cabinet is built or installed, shareholders must first obtain approval, in writing from Mutual Three (3), and must obtain approval and/or a permit from the GRF Physical Property Department.
 - b. The dimensions of the new cabinet shall be 92½" (inches) wide by 28" (inches) deep by 48" (inches) tall (see Attachment 1), and the materials shall be 2" (inches) x 4" (inches) wood frame with ¾" (inches) plywood.
 - c. The exterior painted color and hardware of the additional storage cabinet must match the existing cabinet.
 - d. Sliding doors on the cabinet may be allowed on a case-by-case basis.
 - e. If a new shareholder/resident does not want the lower carport cabinet, then the seller must return the space to the original format at the seller's expense.
 - f. The presence of the additional cabinet should not cause the back end of any vehicle parked there to extend beyond the drip line of the carport roof.

Attachment:

- **Carport Cabinet Sketch**

MUTUAL ADOPTION

THREE: 04-15-68

AMENDMENT(S)03-08-91, 05-12-00, 04-14-06, 02-10-12
12-9-16, 09-14-18

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Carport Regulations – Mutual Three

Attachment 1 to 7502.3

